

TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Wells County			
Jurisdiction	Bluffton Redevelopment Commission			
Allocation Code	T90402			
Allocation Area Name	Adams Street #2 TIF			
Form Prepared By:				
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1500			
E-mail Address	matt.eckerle@bakertilly.com			

	sessed Value of Allocation Area		2,552,078	
	ntal Assessed Value of Allocation Area		3,042,601	
3) 2018 Pay 2019 Total (R	eal) Assessed Value of Allocation Area (Line 1 + Line 2)		****	\$5,594,679
4) 2019 Pay 2020 Net Ass	essed Value of Allocation Area		5,637,600	
	essed Value Growth in Allocation Area Due		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
· ·	or a Change in Tax Status		0	
	essed Value Decrease in Allocation Area Due			
to Demolition or a Cl			0	
	essed Value Growth as a Result of			
Abatement Roll-Off	·		62,020	
8) Estimated Assessed Val	ue Decrease Due to 2019 Pay 2020			
Appeals Settlements	in Allocation Area		0	
9) 2019 Pay 2020 Adjuste	d Net Assessed Value of Allocation Area			in a dire con
				\$5,575,580
10) 2019 Pay 2020 Neutr	alization Factor (Line 9 / Line 3) (Round to Five Deci	mai Places)	_	0.99659
11) 2019 Pay 2020 Adius	ted Base Assessed Value of Allocation Area (Line 1 *	Line 10)		\$2,543,375
	nental Assessed Value of Allocation Area (Line 4 - Lin			\$3,094,225
,				
	20 Tax Rate for the Allocation Area (Round to Four Dec	imzi Places)		1,7759
14) Estimated 2019 Pay 20	20 Incremental Tax Revenue ((Line 12/100) * Line 13)		pine	\$54,950
15) Actual 2018 Pay 2019	Tax Rate for the Allocation Area			1.7759
2019 PAY 2020 BASE N	EUTRALIZATION FACTOR FOR ALLOCATION A	AREA (LINE 10)		0.99659
ı. Lisa McCormic	ek Auditor, of Wells		County, certify to the b	est of my
I. HADO INCOULER	pase assessed value calculation is full, true and complete	for the tax increment financ		,
identified above.	1000 65565504 Table balonimion is tony that and a company			
identified above.				
Dated (month, day, year)	July 19, 2019	5		
	WAR - L			
	1116 DINUI	Lisa McCormick		
County Auditor (Signature		County Auditor (Pr	inted)	
		y comments and the second of t		
	DEPARTMENT OF LOCAL GOVE CERTIFICATION OF TIF BASE			
Allocation Area Name		·		
	djur hent ar certified above, is approved by the Departm	ent of Lacel Government F	inance.	
The base a sessed value a	alternoem ar ceritticu above, is approved by the Departit	7/19/1	4	•
- Comy	of Local Government Finance	Date month dar war	-/	
Commissioner, Departme	AL WA LAUWHE NEW THE ESCHMENT A PERMANNA	(



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County	Wells County		,	•
Jurisdiction	Ossian Redevelopment Commission			
Allocation Code	T90901			
Allocation Area Name	Ossian Industrial Park EDA TIF			
Form Prepared By:				
Name	Matt Eckerle			
Unit/Company	Baker Tilly Municipal Advisors, LLC			
Telephone Number	(317) 465-1500	***************************************		
E-mail Address	Matt.Eckerle@bakertilly.com			
1) 7010 has 3010 has 4	annual Mulya of Albanation Annu	· ·	16,732,669	
•	ssessed Value of Allocation Area	_		
	ental Assessed Value of Allocation Area		574,640	£17 207 200
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Li	ne Z)		\$17,307,309
4) 2019 Pay 2020 Net As	sessed Value of Allocation Area	· 	17,813,235	
5) 2019 Pay 2020 Net As	sessed Value Growth in Allocation Area Due			
to New Construction	or a Change in Tax Status		774,100	
 2019 Pay 2020 Net As 	sessed Value Decrease in Allocation Area Due			
to Demolition or a C	Change in Tax Status		518,009	
	sessed Value Growth as a Result of			
Abstement Roll-Off			142,840	
	alue Decrease Due to 2019 Pay 2020			
Appeals Settlements			0	
9) 2019 Pay 2020 Adjust	ed Net Assessed Value of Allocation Area			\$17,414,304
10) 2019 Pay 2020 Neut	ralization Factor (Line 9 / Line 3) (Round to Five	Decimal Places)	_	1.00618
11).2019 Pay 2020 Adjus	sted Base Assessed Value of Allocation Area (Line	1 * Line 10)		\$16,836,077
12) 2019 Pay 2020 Incre	mental Assessed Value of Allocation Area (Line 4	- Line 11)		\$977,158
13) Estimated 2019 Pay 2	020 Tax Rate for the Allocation Area (Round to Four	Decimal Places)		1.5569
	020 Incremental Tax Revenue ((Line 12/100) * Line			\$15,213
•	Tax Rate for the Allocation Area	•	•	1.5569
/ - 				
2019 PAY 2020 BASE N	EUTRALIZATION FACTOR FOR ALLOCATI	ON AREA (LINE 10)	L	1,00618
ı, Lisa McCorn	nick Auditor, of Wells	Соц	inty, certify to the b	est of my
knowledge that the above	base assessed value calculation is full, true and comp	lete for the tax increment finance all	ocation area	
identified above.				
Dated (month, day, year)	July 19, 2019			
	Jul 11 Comul	Lisa McCormick		
County Auditor (Signatur	e)	County Auditor (Printer	1)	
, 16,000	DEPARTMENT OF LOCAL G		<u>yan iyan dayan an a</u>	
	CERTIFICATION OF TIF BA	SE NEUTRALIEATION		
Allocation Area Name				
The base assessed value a		artment of Local Government Financia	se.	
allaster	1 Kelmet	7/19/19		
Commissioner, Departme	ent of Local Government Finance	Date (month, day, year)		



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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Wells County				_	
Jurisdiction	Bluffton Redevelop	ment Commiss	ion			
Allocation Code	T90401				_	
Allocation Area Name	Adams Street #1 TI	F			-	
Form Prepared By:						
Name	Matt Eckerle					
Unit/Company	Baker Tilly Munici	al Advisors, L	LC	<u> </u>		
Telephone Number	(317) 465-1500				_	
E-mail Address	matt.eckerle@baker	tilly.com				
Palitin a Maria con		11117120111			_	
1) 2018 Pay 2019 Base Asse	ssed Value of Allocation	эл Атеа			29,005,372	
2) 2018 Pay 2019 Increment					25,081,218	
3) 2018 Pay 2019 Total (Rea			Line 1 + Line 2)		-	\$54,086,590
4) 2019 Pay 2020 Net Asses	sed Value of Allocation	n Arca			55,209,180	
5) 2019 Pay 2020 Net Asses			ue			
to New Construction of					. 0	
6) 2019 Pay 2020 Net Asses			Due			
to Demolition or a Cha					. 0	
7) 2019 Pay 2020 Net Asses	-	Result of				
Abatement Roll-Off in					1,126,470	
8) Estimated Assessed Value		Pay 2020			······································	
Appeals Settlements in		•			0	
9) 2019 Pay 2020 Adjusted		Allocation Area				
					-	\$54,082,710
10) 2019 Pay 2020 Neutral	ization Factor (Line 9	/ Line 3) (Roun	id to Five Decima	l Places)	.	0.99993
11) 2019 Pay 2020 Adjuster	i Buse Assessed Value	of Allocation A	res (Line 1 * Lin	e 10\		\$29,003,342
12) 2019 Pay 2020 Increme				•	,	\$26,205,838
13) Estimated 2019 Pay 2020	Tax Rate for the Allo	cation Area (Rou	and to Four Decima	al Places)		1.8881
14) Estimated 2019 Pay 2020					-	\$494,792
15) Actual 2018 Pay 2019 To					-	1,8881
,						
2019 PAY 2020 BASE NEI	JTRALIZATION FA	CTOR FOR AL	LOCATION AR	EA (LINE 19)		0.99993
I, Lisa McCormic	k	Auditor, of	Wells		County, certify to the	best of my
knowledge that the above bar	se assessed value calcu	lation is full, true	and complete for	the tax increment finan	ce allocation area	
identified above.						
Dated (month, day, year) / J	uly 19, 2019					
	(AAAA	_ 1				
Also.	TYICIANA	ill		Lisa McCormick		
County Autitor (Stendare)	H Win	ux		County Auditor (P	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	· · · · · · · · · · · · · · · · · · ·
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	DEPA:	RTMENT OF L	OCAL GOVERN	NMENT FINANCE		
	CER	rification o	F TIF BASE NE	UTRALIZATION		
Allocation Area Name				· · · · · · · · · · · · · · · · · · ·	to the statement of a substitution of the subs	
The base assessed value adju	strucht, as Tertified abo	ve, is approved l	by the Department	of Local Government F	finance,	
7011	7/30/	•	· No contract on a filtration of the second	7/10/10	a	
Commissioner, Department	of Eocal Government Fi	папсе	_	Date (month day	<u>/</u>	
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TIF NEUTRALIZATION SUMMARY

WELLS COUNTY, INDIANA

		2020	
Allocation	Allocation Code/	Neutral	Pay 2020
Area	State TIF Code	Factor	Pass-through AV
		(
Adams Street #1 TIF	T90401	0.99993	\$0
Adams Street #2 TIF	T90402	0.99659	\$0
Ossian Industrial Park EDA TIF	T90901	1.00618	\$0